

PBEEEP

State Government

Public Buildings Enhanced Energy Efficiency Program

SCREENING RESULTS FOR MINNESOTA STATE COMMUNITY AND TECHNICAL COLLEGE WADENA



Date: 6/14/2010



1.0 Screening Summary

Table A: Site Summary

Facility Name	M State Wadena
Location	405 Colfax Avenue S.W. Wadena, MN 56482
Facility Manager	Bruce Hurt
Number of Buildings	10
Interior Square Footage	136,836
PBEEEP Provider	CEE (Neal Ray)
Date Visited	May 5, 2010
State Project Manager	Matt Sheppard
Annual Energy Cost	\$108,059 (2009)
Date Visited	May 5, 2010
Annual Energy Usage	1,071,015 kWh (electric) 36,382 Therms (natural gas)
Utility Company	Wadena Light and Water Department (electricity), Minnesota Energy Resources (natural gas)
Site Energy Use Index (EUI)	55.8 kBtu/sq. ft.
Benchmark EUI (from B3)	207.1 kBtu/sq. ft.

Table B: Building Summary

Building Name	State ID	Area (Square Feet)
88 Addition	E26268T0888	33,450
70 Addition	E26268T0570	21,665
85 Addition	E26268T0785	19,040
75 Addition	E26268T0675	17,353
Main	E26268T0160	16,936
65 Addition	E26268T0365	12,528
Telephone Field	E26268T0804	5,400
Training Field	E26268T0995	4,900
Line Worker Field	E26268T0469	2,964
Telecom Training Room	E26268T0802	2,600

1.1 Recommendations:

A detailed investigation of the energy usage and energy savings opportunities of the ten buildings at Minnesota Community and Technical College (M State) Wadena is not recommended at this time because of an existing Guaranteed Energy Savings Contract (GESG).

The GESG at M State Wadena covers lighting and heating, ventilation and air conditioning (HVAC) equipment within the facility.

2.0 Minnesota State Community and Technical College Wadena Screening Overview

M State Wadena is made up of ten buildings. The buildings range in size from 33,450 to 2,600 square feet. Early in the site visit it was discovered there was a GESC. Due to the contract, the facility was not screened and no information was gathered on the mechanical equipment in the building.

The screening process is designed to determine the likelihood that an energy investigation will lead to a cost-effective project that produces energy savings. A full screening of the buildings at this facility was not conducted because of the GESC with Energy Services Group.

At this time, PBEEEP is unable to conduct a project at sites under a GESC for the following reasons:

- A. Contract obligations of the Agency:
 - i. A GESC may contractually bind activities affecting certain functions, attributes, or conditions of equipment and systems covered by the GESC.
- B. Claim of energy savings:
 - i. Savings generated from the PBEEEP project are supposed to service the lease purchase financing agreement and once those obligations are complete, go directly to the Agency. If a GESC agreement exists the full savings generated through PBEEEP may be affected and may not be available for servicing the lease purchase loan or to go directly to the Agency after the loan term is completed.
- C. Cost effectiveness for the Agency:
 - i. PBEEEP is structured on the ability to couple longer payback items with shorter payback items. In the case of a GESC, the major energy saving opportunities or low cost/no cost opportunities most likely have been identified and implemented which leaves no opportunity to fund longer payback measures. In this case, the PBEEEP project may not be cost effective as a supplement to an existing GESC. Therefore the costs to conduct the project as compared to the savings opportunities identified may not be cost effective for the Agency.

Since the GESC at M State Wadena covers lighting and HVAC and is not expected to expire until 2014, the building is not recommended for PBEEEP at this time.